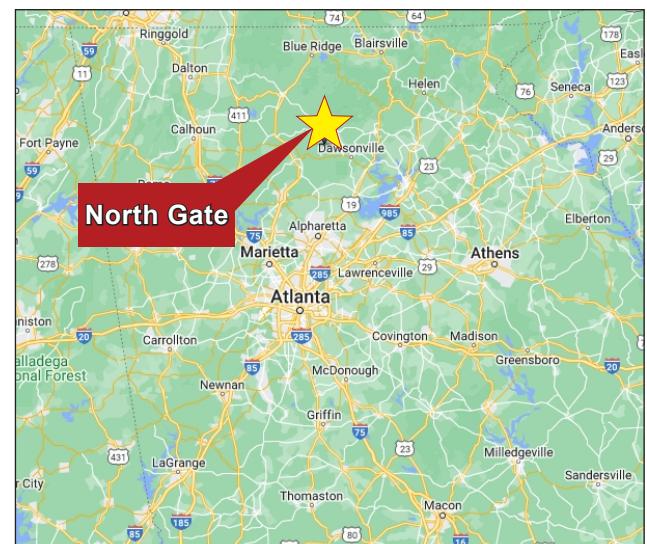




FOR LEASE

88 North Gate Station Drive, Marble Hill, GA 30148

- One (1) 2,450 SF space - Free Standing Building and One (1) 1,124 SF space
- Relatively new center build in 2007 with beautiful, custom train station design
- Excellent curb appeal and lots of natural lighting
- Sits directly across from the Big Canoe North Gate entrance
- Affluent area with an average household income of about \$140,000 in a 3-mile radius



Demographics

3-Mile Radius 5-Mile Radius 10-Mile Radius

| | | | |
|------------------------------|-----------|-----------|----------|
| Total Population 2022 | 5,454 | 8,814 | 36,731 |
| Projected 2027 Population | 6,578 | 10,508 | 42,527 |
| Est. Annual Growth 2022-2027 | 4.1% | 3.8% | 3.2% |
| Total Households | 2,420 | 3,698 | 14,332 |
| Average Household Income | \$139,789 | \$116,441 | \$91,392 |
| Median Age | 63 | 57.5 | 47.2 |

Traffic Count

37,052 Steve Tate Highway

FOR MORE INFORMATION, CONTACT:

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